148.0	0006	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	981,000 / 981,000
					USE VALUE:	981,000 / 981,000
					ASSESSED:	981,000 / 981,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26	-28	HOWARD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BRADY MARY M
Owner 2:	
Owner 3:	
Street 1:	28 HOWARD ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BRADY JAMES & MARY M -
Owner 2:	-
Street 1:	28 HOWARD ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .152 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Vinyl Exterior and 3098 Square Feet, with 2 Units, 3 Baths, 1 3/4 Bath, 0 HalfBath, 13 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6620.000	543,300	4,700	433,000	981,000
Total Card	0.152	543,300	4,700	433,000	981,000
Total Parcel	0.152	543,300	4,700	433,000	981,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 316.62 /Parcel: 316.62

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 97629

GIS Ref

GIS Ref

Insp Date 08/25/18

!11592!

PREVIOUS ASSESSMENT

Parcel ID 148.0-0006-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	543,300	4700	6,620.	433,000	981,000		Year end	12/23/2021
2021	104	FV	519,300	4700	6,620.	433,000	957,000		Year End Roll	12/10/2020
2020	104	FV	519,500	4700	6,620.	433,000	957,200	957,200	Year End Roll	12/18/2019
2019	104	FV	398,500	4700	6,620.	433,000	836,200	836,200	Year End Roll	1/3/2019
2018	104	FV	397,900	4700	6,620.	383,500	786,100	786,100	Year End Roll	12/20/2017
2017	104	FV	373,900	4700	6,620.	321,700	700,300	700,300	Year End Roll	1/3/2017
2016	104	FV	373,900	4700	6,620.	321,700	700,300	700,300	Year End	1/4/2016
2015	104	FV	334,400	4700	6,620.	278,400	617,500	617,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:45:54

LAST REV

Date	Time
01/02/20	10:40:19

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11592

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRADY JAMES & M	56436-522		2/8/2011	Convenience	10	No	No		
	11520-530		6/11/1968			No	No		N

USER DEFINED

Prior Id # 1:	97629
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/20/2017	782	Re-Roof	16,564	C				
9/20/2011	1152	Wood Dec	3,500	C				repair deck

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2018	Inspected	PH	Patrick H
7/16/2018	MEAS&NOTICE	CC	Chris C
11/19/2008	Meas/Inspect	336	PATRIOT
1/12/2000	Inspected	276	PATRIOT
11/29/1999	Measured	256	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6620		Sq. Ft.	Site		0	70.	0.93	8									433,019						433,000	

Total AC/HA:	0.15197	Total SF/SM:	6620	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	433,019	Spl Credit		Total:	433,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.01458335
Const Adj.:	0.98745072
Adj $ / SQ:	180.333
Other Features:	138500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	738181
Depreciation:	194880
Depreciated Total:	543301

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	6	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
1	5	2	1
Totals			
2	13	6	

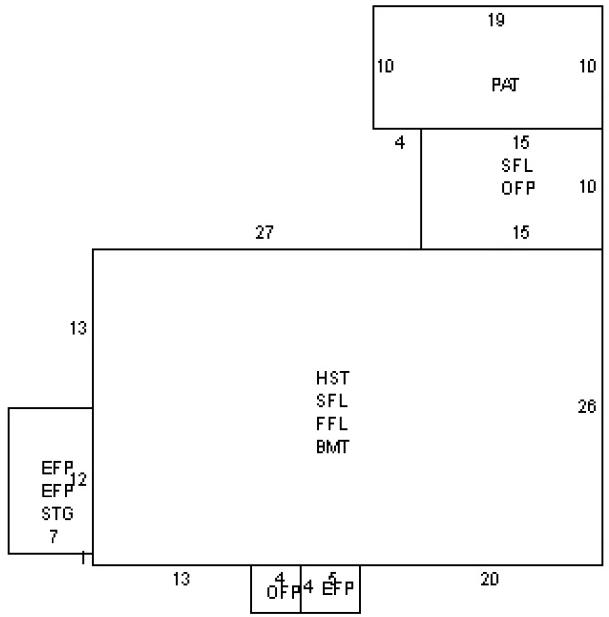
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	180.33
Special Features:	0	Val/Su Net:	118.11
Final Total:	543300	Val/Su SzAd	188.65

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,242	180.330	223,974
BMT	Basement	1,092	61.130	66,757
FFL	First Floor	1,092	180.330	196,924
HST	Half Story	546	180.330	98,462
PAT	Patio	190	4.170	792
EFP	Enclos Porch	188	41.180	7,742
OFP	Open Porch	166	26.110	4,334
STG	Storage	84	8.280	695
	Net Sketched Area:	4,600	Total:	599,680

Size Ad	2880	Gross Area	5146	FinArea	3098

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

148.0-0006-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1960	21.94	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700